

January 20 2021

*For Inclusion in Public Hearing Agenda*  
*Attn: Don McArthur, Planning and Development Manager.*

Attention Mayor and Council members:

I Andre Mikita and Theresa Arnold (1970 Hill Street), Graeme Wainwright (2031 Aspen Street), Susan and Lucien Durand (1630 Lindley Creek Rd) are 100% against and opposed to the OCP Amendment Bylaw No. 2295, 2020 and Zoning Amendment Bylaw No. 2296, 2020

We are opposed to amend bylaw 2296, 2020 Zoning Bylaw.  
By reasons below.

This property is next to our property and used to be rangeland, then bought and converted into residential low density. Now, a new developer after purchasing wants to change the neighborhood into high density. This is not acceptable to the history of Collettsville. We are long term residents of Collettsville and 4 years ago (Mikita residence) and 2 years ago ( residence) constructed our retirement home on current sites, under the impression that it was a low density residential neighborhood. The purchaser of the adjacent property in question must of understood the current designation and if they did not like the designation they should not have purchased it and the developer should not proceed down this road. Merritt Mayor and City Council should side on the residents.

Second issue is removing designation of Collettsville on title of land and changing name to South Merritt, as we all know Collettsville joined Merritt out of the TNRD in the mid 1990's When we joined Merritt we were promised the moon, no ditches, storm drains, and sidewalks none came true to todays date. Now, land owner and developer wants to remove Collettsville designation on a large chunk of Collettsville and join or move it into South Merritt designation.

We are 100% against this due to reason of being long term Collettsville residential low density residents and still waiting for city to finish Collettsville amalgamation with the city and its promises and responsibilities.

When we joined the City of Merritt in the 1990's some residents payed a lump sum payment to have the improvements done and some residents had the sum of joining the city for improvements added onto their yearly city taxes for fifteen years.

Now, 25 years later Collettsville project of joining the City of Merritt is still not completed. Legally we think that if land owner and developer change the huge property from Collettsville designation to South Merritt that they will not be responsible for any cost to complete the joining of Collettsville and Merritt project.

We feel that local residents should prevail as voters for City Council, rather than out of town land owners and developers to keep our original neighborhood plan in

place.

The City should also look at adjacent properties that were developed by Rodeo Grounds that were not allowed to have this density, those properties were told to be large and low density 1/3 acre parcels and larger property designation. Not fair to that developer and that is a recent development.

Sidewalks on Lindley Creek Road. As you are or should be aware of the dire need of sidewalks on this street and with the new development proposed the increased traffic will only put more emphasis on the safety of not only the school children for Collettsville elementary, but every citizen that walks there. Sidewalks are typically required by a new development in their area, but not approaching the development. How does the City plan on addressing the already high traffic in that area and the safety of the community.

Part to the new designation will allow for high density (trailer park). Something the City may want to consider is that we have 4 trailer parks in the Merritt area with at least 35 lots currently available for people to place their units. These vacant spots have been vacant for a long period of time so allowing another trailer park to come in and fill so called wants for lower income property is hard to understand. The average mobile home uses 50-percent more electricity per square foot than the average single-family home as well utilizing excess resources.

With the proposed development the City would incur extra cost for to put road ways, water and sewer in for the development to then hook up too. How much extra cost would the city have to undertake and how many years will it be that current tax payers will be paying for that extra expense the city has to incur. We pay enough taxes in our area for really no return as far as we are concerned. We have very large ditches that are hazard areas. They say they are storm drains, well you may want to consider them storm drains, but they certainly do not work well. Come to Collettsville on a major rain and you will see just how inefficient they are.

Before joining the City we did not have these major ditches, you could at least feel safe when walking on the road, because you could at least move over into a grassy area, now you'll be falling into a ditch.

We are very concerned about the wildlife habitat that currently frequents the area as well, there are deer, bear, coyotes, hawks and eagles that currently utilized this area as part of their habit.

Other concerns are to the town's Infrastructures such as water (we are always being put on water restrictions in the summer and are often to one day a week), how will the city be able to handle not only our development but the addition of Forksdale development. Not sure exactly how the City will be able to handle the water shortage then. The hospital is also a concern, we just had the expansion of the emergency ward which is amazing but the facility itself is often overflowing, how will the hospital be able to handle more people coming into the community? Are there plans set in place to expand the

current facilities? If so how much more tax base will we need before those expansions can take place.

The OCP must respect the character and scale of existing residential development in the area. The Project must not negatively affect the existing quality of life within the neighborhood.

Collettsville residents have always enjoyed low density residential and peaceful neighborhoods.

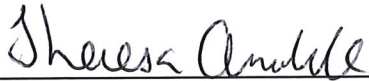
Along with higher density neighborhoods, destroys peacefulness.  
The end, we are against these proposed OCP land use designation.



Andre Mikita:

January 23/2021

Date Signed:



Theresa Arnold:

January 23/2021

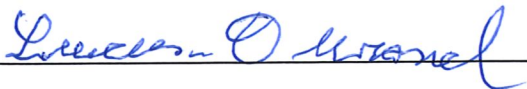
Date Signed:



Graeme Wainwright

Jan 23/2021

Date Signed:



Lucien Durand

Jan 24 / 2021

Date Signed:



Susan Durand

Jan. 24 / 2021

Date Signed: